

## **LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**P.A.S.: FINAL PLAT NO. 99004 (CITY/COUNTY)**  
**CROOKED CREEK**

**DATE: July 31, 2001**

**PROPOSAL:** A subdivision of 41 lots and one outlot.

### **GENERAL INFORMATION:**

**APPLICANT:** Brian D. Carstens  
Brian D. Carstens & Associates  
601 Old Cheney Road - Suite C  
Lincoln, NE 68516  
(402) 434-2424

**CONTACT:** same

**OWNERS:** 134<sup>th</sup> & O Street Partnership  
Birdie Creek, L.L.C.

**LOCATION:** East O Street & 134<sup>th</sup> Street

**REQUESTED ACTION:** Approval of a final plat.

**LEGAL DESCRIPTION:** A portion of the E ½ of Section 29, T10N, R8E of the 6<sup>th</sup> P.M., and more particularly described in the attached sheet.

**EXISTING ZONING:** AGR - Agricultural Residential

**SIZE:** 171.82 acres, more or less

**EXISTING LAND USE:** Golf course

**SURROUNDING LAND USE AND ZONING:** The AG Agricultural zoned portion of the Crooked Creek Community Unit Plan is to the south, with AG Agricultural zoned fields and acreages to the north, west and east. The northeast corner of 134<sup>th</sup> Street and O Street is the County I Industrial zoned Parker Hannifin Corporation.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The 1994 Comprehensive Plan shows this area as Parks & Open Space with a portion of Low Density Residential.

**HISTORY:** Changed from AA Rural and Public Use to AG Agricultural in the 1979 zoning update.

**FINAL PLAT NO. 99004 (CITY/COUNTY)**  
**CROOKED CREEK**  
**PAGE NO. 2**

**January 28, 1998** Planning Commission approved the Crooked Creek Preliminary Plat.

**August 4, 1998** The Lancaster County Board of Commissioners approved and accepted the Crooked Creek Preliminary Plat.

**SPECIFIC INFORMATION:**

**UTILITIES:** This is in the Lancaster County Rural Water District and in the Norris Public Power District. The lots will be served by a private community wastewater system and a private community water system.

**TOPOGRAPHY:** Gently rolling, draining to the northwest.

**TRAFFIC ANALYSIS:** This is served by O Street and S. 134<sup>th</sup> Street, both of which are paved.

**PUBLIC SERVICE:** This is in the Southeast Fire District This is served by the Lancaster County Sheriff's Department.

**REGIONAL ISSUES:** Expansion of the acreage areas. Clustering to preserve environmental areas.

**ENVIRONMENTAL CONCERNS:** n/a

**AESTHETIC CONSIDERATIONS:** n/a

**ALTERNATIVE USES:** Continued use as open space within the golf course.

**ANALYSIS:**

1. This Final Plat contains 171.82 acres and 41 lots.
2. The Preliminary Plat was approved by the County Board on August 4, 1998 along with the Special Permit for the Community Unit Plan to allow the clustering of dwelling units within the golf course.
3. This application is in conformance with the Preliminary Plat and community unit plan.

**FINAL PLAT NO. 99004 (CITY/COUNTY)**  
**CROOKED CREEK**  
**PAGE NO. 3**

4. The applicant requested and received approval by the County Board of waivers for the sidewalks, and landscape screening since the area is of larger lots of rural nature and the area will not be annexed, and a modification of the requirements of the Land Subdivision Resolution to permit a block length in excess of 1320 feet along the north, east, west and south perimeter of this subdivision. Street trees were also waived, but not along Pebble Beach and Cypress Point.
5. The County Subdivision Regulations require that all improvements (except those specifically waived with the preliminary plat) be installed prior to the County Board approving the final plat. This does not include private improvements such as minor grading on the individual lots, installation of driveways to serve the lots, and culverts necessary for the driveways.
6. Where a Final Plat is within both the City's three mile extraterritorial jurisdiction and the County jurisdiction, the applicant may provide sureties for the minimum improvements. The applicant submitted an Irrevocable Standby Letter of Credit for the following improvements:

Water wells & tanks	\$41,100.00
Grinder pumps	\$25,650.00
Fence around lagoon	\$4,563.68
Seeding around lagoon	\$3,507.20
Street trees	\$10,560.00
Private street lighting	\$24,000.00
Street name signs	\$450.00
7. The County Engineer's Office has no objection.
8. The final plat generally meets the requirements of the County Subdivision Regulations and the City Subdivision Ordinance.

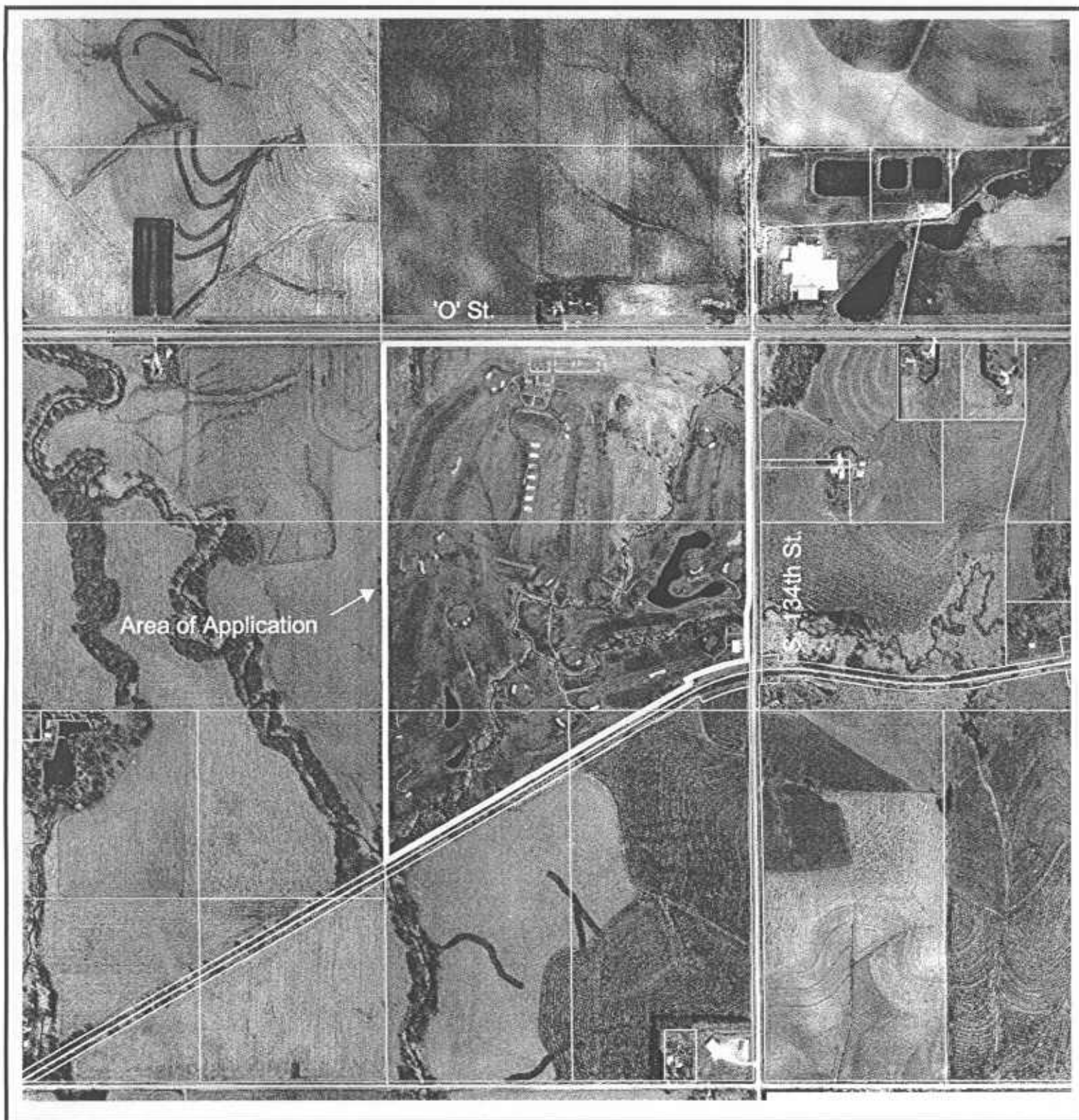
**STAFF RECOMMENDATION:**

Approval

Prepared by:

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Jason Reynolds  
Planner



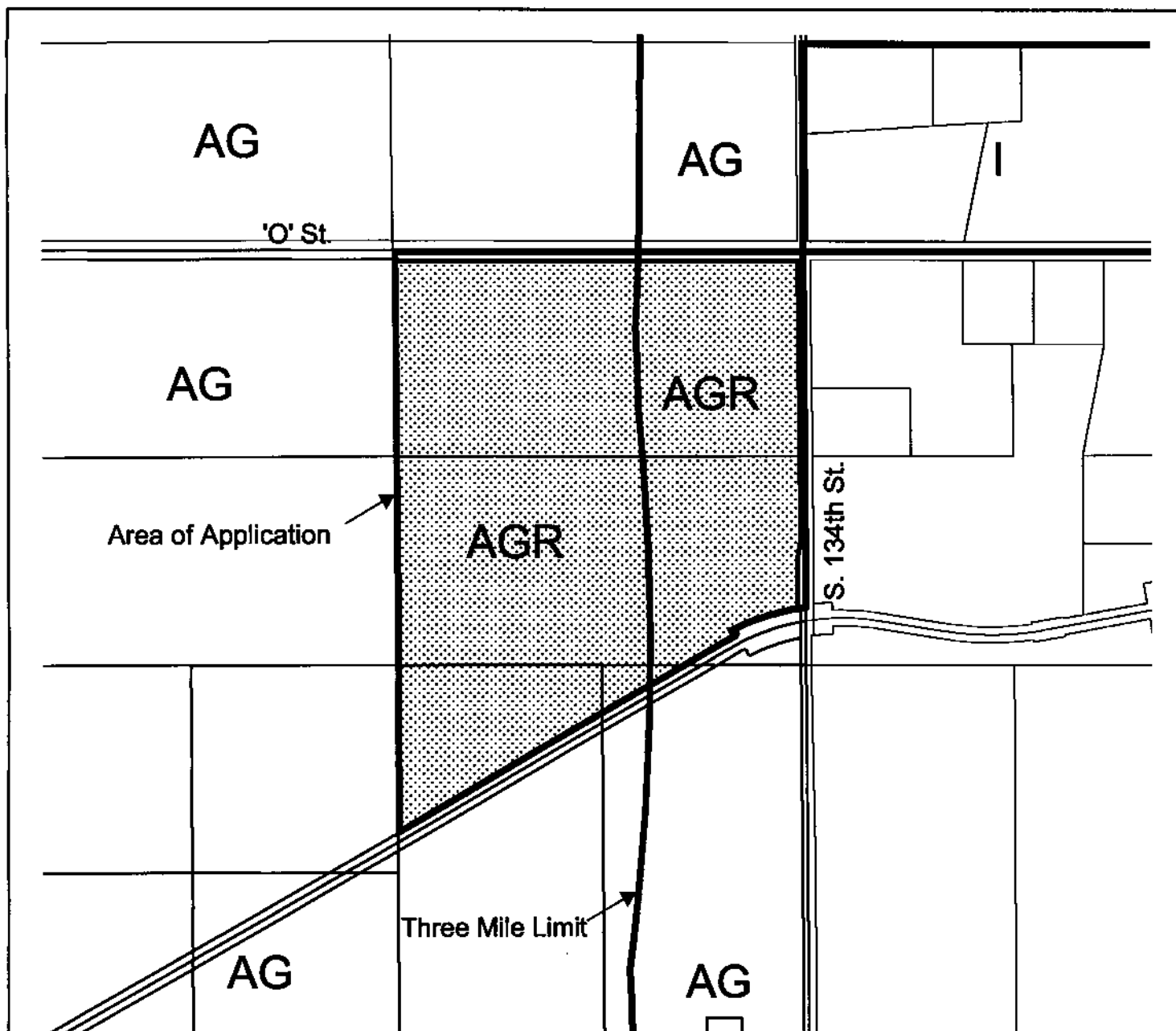
**City/County Final Plat #99004**  
**Crooked Creek**  
**S. 134th and 'O' St.**



Date: 7-30-01

Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

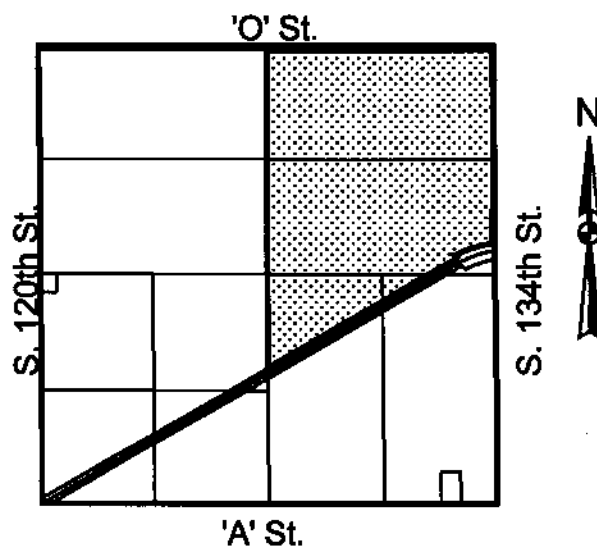
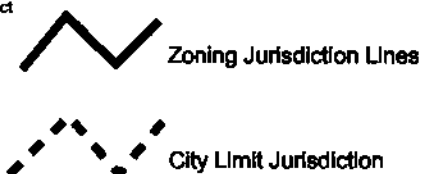


**City/County Final Plat #99004**  
**Crooked Creek**  
**S. 134th and 'O' St.**

**Zoning:**

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
 Sec. 29 T10N R8E



Date: 7-30-01  
 Lincoln City - Lancaster County Planning Dept.

# CRO

## SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked out the foregoing portion of an irregular tract of land located in the East 1/2 of Section 29, T. 10 N., R. 8 E., of the 6th P.M., Lincoln, Lancaster County, Nebraska, more particularly described as follows:

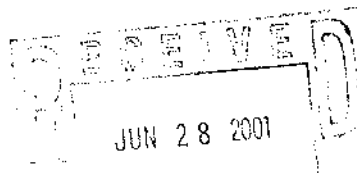
Commencing at the Northeast Corner of the East 1/2 of said Section 29, also the intersection of South 134th Street and 'O' Street;  
thence S.  $00^{\circ}12'30''$  E., 59.00 feet;  
thence N.  $89^{\circ}44'16''$  W., 50.00 feet to the Point of Beginning;  
thence S.  $00^{\circ}12'30''$  E., 2206.04 feet;  
thence on a curve to the left having a radius of 1532.39 feet and an arc length of 423.38 feet, being subtended by a chord of S.  $72^{\circ}08'57''$  W. for a distance of 422.04 feet;  
thence S.  $25^{\circ}45'37''$  E., 50.00 feet;  
thence on a curve to the left having a radius of 1482.39 feet and an arc length of 103.84 feet, being subtended by a chord of S.  $62^{\circ}13'39''$  W. for a distance of 103.82 feet;  
thence S.  $60^{\circ}13'14''$  W., 2422.75 feet;  
thence N.  $00^{\circ}14'29''$  W., 3643.93 feet;  
thence S.  $89^{\circ}44'16''$  E., 2582.01 feet to the Point of Beginning and containing a calculated area of 7,484,285 s.f. or 171.82 acres more or less.

Temporary markers have been placed at block corners within the subdivision and at points of tangency along the periphery of each block, and the subdivider will post a surety to ensure the placing of permanent markers at each lot and block corner and the subdivider agrees that the placing of permanent will be completed prior to the construction on or conveyance of any lot shown on the final plat.

All dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this 25<sup>th</sup> day of June, 2001.

*Kerry W. Simonds*  
Kerry W. Simonds, L.S. 333  
Allied Surveying and Mapping, Inc.  
6120 South 58th Street, Suite 'A'  
Lincoln, Nebraska 68516  
(402) 434-2686



NE CORNER OF  
THE NE 1/4 OF  
SEC. 29-TION-R0E  
1-1/2" BAR

# CROOKED CREEK ADDITION FINAL PLAT

134TH STREET

S 00°12'30"E 2208.04'

P.O.B.

NEW PRIVATE ROADWAY W/  
22' COMMON ACCESS EASEMENT  
OVER EXISTING 6" ASPHALTIC  
PAVEMENT

CURBHOUSE DRIVE

OUTLOT 'A'  
COMMON PUBLIC ACCESS  
54,874 S.F. or 1.26 Acres

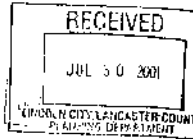
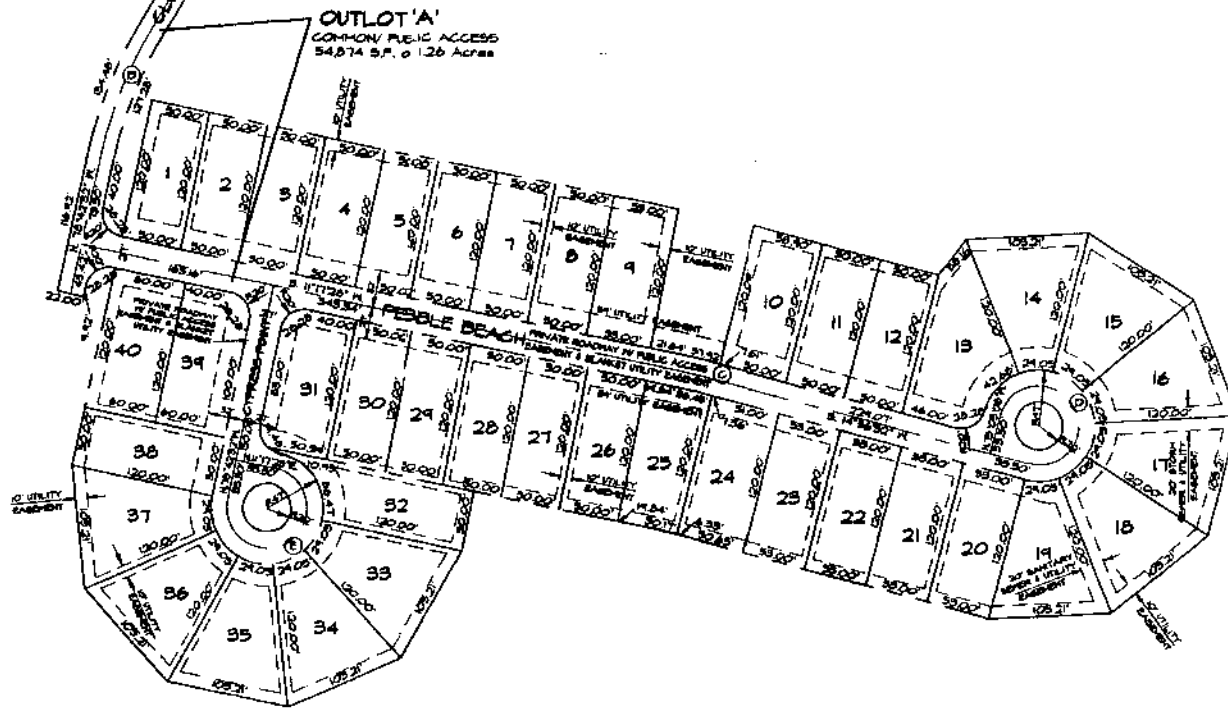
PEBBLE BEACH

## CURVE DATA:

- |   |   |
|---|---|
| (A) R = 330.00'<br>Δ = 50°52'22"<br>T = 40.55'<br>L = 186.36'<br>ChDmt = 164.36'<br>ChBng = N. 75°00'49" W. | (B) R = 400.00'<br>Δ = 15°41'34"<br>T = 66.35'<br>L = 191.41'<br>ChDmt = 150.66'<br>ChBng = N. 64°11'35" W. |
| (C) R = 700.00'<br>Δ = 3°34'24"<br>T = 22.54'<br>L = 44.67'<br>ChDmt = 44.67'<br>ChBng = S. 3°07'10" W.     | (D) R = 39.50'<br>Δ = 270°00'00"<br>T = 59.50'<br>L = 157.87'<br>ChDmt = 41.55'<br>ChBng = S. 54°56'52" E.  |
| (E) R = 55.50'<br>Δ = 270°00'00"<br>T = 55.50'<br>L = 157.87'<br>ChDmt = 41.55'<br>ChBng = S. 54°56'52" E.  |   |

O' STREET

S 89°44'18"E 2682.01'



**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

**TO:** Jason Reynolds

**DATE:** 5/17/2001

**DEPARTMENT:** Planning

**FROM:** Chris Schroeder  
Jerry Hood

**ATTENTION:**

**DEPARTMENT:** Health

**CARBONS TO:** Carole Douglas, Acting Director  
EH File  
EH Administration

**SUBJECT:** Crooked Creek Addition  
99004 Revised Plans

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the revised plans for the proposed Crooked Creek Addition. It appears that our concerns regarding this development are being satisfactorily addressed at this time.

The LLCHD does not have any further comments.





Lancaster


County

Engineering

Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY- LARRY V. WORRELL  
COUNTY SURVEYOR

DATE: July 9, 2001  
TO: Jason Reynolds  
Planning Department  
FROM: Larry V. Worrell   
County Surveyor  
SUBJECT: CROOKED CREEK ADDITION  
SURETY AMOUNT FOR STREET SIGNS

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Upon review, this office has no direct objections. Developer must post \$450.00 for installation of three (3) street identification sign locations.

LVW/cm  
SUBDIV.WK/Crooked Creek/Street Signs.Mem



INTER-DEPARTMENT COMMUNICATION

DATE July 9, 2001

TO Jason Reynolds  
Public Works & Utilities

FROM Larry Kathol  
(Ext. 7642)

SUBJECT Lighting Requirements in Crooked Creek Addition

I have reviewed the proposed plans and have found that bonding should be required for lighting as follows:

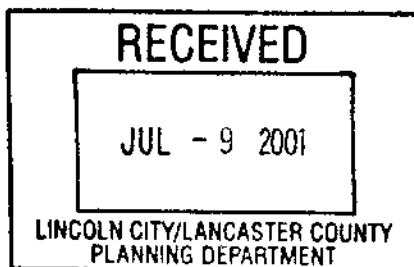
NO. OF LIGHTS

PUBLIC STREET LIGHTING


0

PRIVATE STREET LIGHTING

5 @ \$2,000 & 4 @ \$3,500



**INTER-DEPARTMENT COMMUNICATION****CITY OF LINCOLN  
PARKS & RECREATION DEPARTMENT**

**DATE:** July 3, 2001  
**TO:** Jason Reynolds  
**SECTION:** Planning  
**FROM:** Steve Nosal   
**SUBJECT:** Crooked Creek Addition Final Plat #99004  
**CC:**

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The Lincoln Parks and Recreation staff have reviewed the above and have the following comments to make.

- 1.) The landscape bond amount for the Crooked Creek Addition Final Plat #99004 is as follows according to the landscape plan dated 11/30/98.

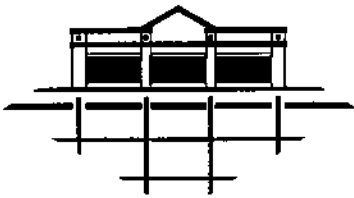
**STREET TREES**

<u>STREETS</u>	<u>QTY.</u>	<u>SIZE/TYPE</u>	<u>PRICE*</u>	<u>COST</u>
Pebble Beach	37	1"cal.B&B or cont. Acer platanoides	220.00	8140.00
		"Columnar Norway Maple"		
Cypress Point	11	1"cal.B&B or cont. Acer platanoides	220.00	2420.00
		"Columnar Norway Maple"		
<b>TOTAL</b>				<b>\$10560.00</b>

\*Includes labor and materials for planting.

*BRAND D. CROOKS*

*Fax 434-0467*

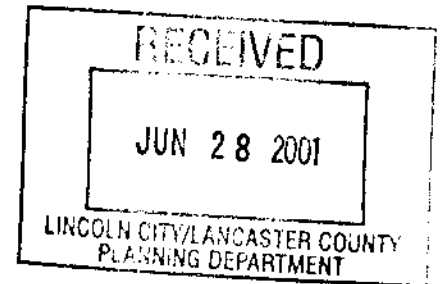


# BRIAN D. CARSTENS AND ASSOCIATES

LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN

601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

June 28, 2001



Ms. Kathleen A. Sellman, AICP  
Director of Planning  
City of Lincoln/ Lancaster County  
555 South 10th Street  
Lincoln, NE 68508

RE: CROOKED CREEK FIRST ADDITION  
FINAL PLAT

Dear Kathleen,

In regards to Crooked Creek First Addition, the following are a list of things which have not been installed at this time. The proposed cost of instillation for each item is listed below to establish an amount for bonding:

2 Community Wells & potable water holding tanks & associated plumbing in golf clubhouse	\$41,101.00
Grinder pumps & associated electrical and plumbing	\$25,650.00
Fence around the lagoon	\$ 4,653.68
Seeding around the lagoon	\$ 3,507.20
Street Trees - 48 Columnar Norway Maples	\$ (to be determined by staff)
Street name signs	\$ (to be determined by staff)

Please contact me if you have any further questions.

Sincerely,

Brian D. Carstens

**HEP, INC.**  
PLUMBING & EXCAVATING



5631 So. 58th St. Suite C  
LINCOLN, NEBRASKA 68516  
(402) 423-4800 FAX (402) 423-9438

To: Prarie Homes  
Box 84891  
Lincoln NE 68501

Attn: Steve

PROPOSAL #06260001

OWNER Prarie Holmes

PHONE

DATE 06/26/01

JOB Crooked Creek

City Lincoln

CITY Lincoln

STATE NE

Description: The following is a proposal to install force main pumps in the manhole at Crooked Creek. Work includes all the materials and labor to install two Piranha M46/2-6 2 HP 230 Volt pumps. Price includes installation of two manhole lids, Electrical, guide rails and floats.

=====

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specification, for the sum of: \$ 25,650.00

Date June 26 2001 Authorizing Signature [Signature]

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_ 20\_\_

APR 18 01 02:25P

PRAIRIE HOMES

B A B INC

402-476-6237

001

P.1

434-0467

**B. A. B. INC.**  
**1200 OAK STREET**  
**PO BOX 138**  
**ADAMS, NE 68301-0138**  
**(402) 988-2405**

To: Rex Behrens

From: Sheila - Prairie Home Builders

April 18, 2001

We would like a quote on drilling seed in around a lagoon that is 2.74 acres. We need the following mixture:

- 2 lbs. Reed canarygrass - foreed or Minn. Origin
- 2 lbs. Switchgrass - Blackwell or Pathfinder
- 2 lbs. Indiangrass - Nebr. 54 or Oto
- 1 lb. Little Bluestem - Aldous or Blaze or Camper
- 2 lbs. Sidcoats grama - Butte or Trailway
- 3 lbs. Intermediate wheatgrass - Slate
- 2 lbs. Red Clover - 2x inoculation

We need this graded, drill seeded and mulched with Prairie Hay. The area is at the Crooked Creek golf course. Please call at 402-476-6599 or fax 402-476-6237.

Thank you Sheila

RE: Seeding & Mulching as per above

Bid: \$1280.00 per acre

 U.P.

B. A. B., INC.

2.74 AC x 1280<sup>00</sup>/acre  
\$ 3,507.20

FROM : CUSTOM FENCE COMPANY

FAX NO. : 402 4235253

Jun. 25 2001 02:21PM P2



DATE: June 25, 2001

TO: Mr. Rick Jacobs  
Prairie Homes

We are pleased to submit the following bid:

Job Description: Estimate to install 1320 feet of 42" chain link fence around perimeter of sewer lagoon located near the Crooked Creek Golf course.

Description	Quote
<b>SPECIFICATIONS FOR FENCE PROJECT BELOW:</b>	
Corner and Brace posts shall be 2 1/2" SS40	
Diagonal Brace shall be 1 5/8" SS40	
Intermediate posts shall be 6 foot 'T' posts	
Posts shall be set on 8 O.C.	
Every third post shall be 2" SS40 set in concrete.	
Fence fabric shall be 42" 11 1/2 gauge chain link	
Footings:	
Corner Posts shall be set in concrete	
<b>TOTAL COST FOR PROJECT</b>	<b>\$4,653.68</b>
	<b>(33.50 per foot)</b>

Price Valid until: July 30, 2001

Respectfully submitted;

Custom Fence Company

Thank you for the opportunity to bid on your fence project

**WE WOULD APPRECIATE YOUR BUSINESS!**

**Proposal****MOSER WELL DRILLING & SERVICE, INC.**

P. O. BOX 308

HICKMAN, NEBRASKA 68372-0308

Hickman 782-2616 Lincoln 477-7291 FAX 782-2922

PROPOSAL SUBMITTED TO <b>STEVE CHAMPOUX</b>		Issue # 476-6619	DATE 6/19/99
P.O. BOX 308		Work # 476-6599	JOB NAME <b>CROOKED CREEK TOWNHOUSES</b>
CITY, STATE, AND ZIP CODE <b>LINCOLN, NEBRASKA 68501</b>		JOB LOCATION	
PROJECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

This proposal is in regards to an 8" PVC well, water line to club house and pressure tank installation in club house basement. In regards to the water line from the well to the club house, the trench for the water line will be dug by a separate contractor and I will coordinate my water line in his ditch. His ditch has to be of adequate size for my water line plus his water line, and that if he does any bores that he knows he has to bore a hole for my water line and my electric conduit that goes to the well. I HIGHLY RECOMMEND that inside any bores, a sleeve be installed so if the water line has a problem, it can be pulled out. This requires a larger bore - to accommodate the larger diameter sleeve.

You are required to have a City Well Permit of \$75.00, an NRD Well Permit of approx. \$25.00 and State Well Registration of \$100.00. The 2 permits HAVE to be taken out BEFORE the well is drilled.

I do not know the exact way I will install the pressure tanks and plumbing in the basement. If that goes together as I do the work. Your electrician will have to do the majority of the electrical in the basement and I will take care of the conduit and wire to the well.

You need to have some type of warning device for each of the 3 pumps. I have nothing to do with this. The

We propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

dollars (\$: )

Payment to be made as follows:

All work to be performed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be requested only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon plans, conditions or delays beyond our control. Owner to obtain fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Allen Moser

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above

Signature \_\_\_\_\_

Signature \_\_\_\_\_

PERMITS - 390  
MOSER - 40711  
41,101.00



# Proposal

Page 1 of 1 Pages

## MOSER WELL DRILLING & SERVICE, INC

P. O. BOX 308

HICKMAN, NEBRASKA 68372-0308

HICKMAN 792-02515 LINCOLN 477-7281 FAX 792-2922

Backhoe and pump setting truck	\$ 200.00
Assuming approx. 200' from well to club house:	
200' of 4" PVC Schedule 40 pipe	\$ 800.00
200' of 1 1/2" PVC Conduit and #6-3 plus ground copper wire	\$ 500.00
Approx. 100' of 6" PVC sleeve in bore hole for 4" water line	\$ 570.00
If I have to bore any holes in the basement concrete foundation wall, this cost of labor and drill rental is extra.	
Tank installation:	
Install 8 tanks - 2 are your existing ones	
6 - #350 Well Rite Pressure Tanks	\$4,500.00
2 - #250 Tanks used for water line shock absorber tanks - 1 for each well water line	\$1,080.00
11 - 1 1/4" Ball Valves and 1 1/4" PVC 80, unions	\$ 495.00
Approx. PVC fittings and piping (4"-3"-2" and 1 1/4")	\$ 600.00
Approx. pipe insulation and tank insulation	\$ 500.00
1 - 3" Brass checkvalve, 2 - 2" gate valves, 2 - 1 1/2" gate valves, 2 - 2" checkvalves, 3 pressure switches, gauge, drain valve, 1 - 3" Brass water meter, 2 - 2" Brass water meters, 3 Pressure relief valves, and other misc., materials, approx.	\$3,800.00
Approx. labor for 8" well hookup, tank hookup and the existing 2 well water lines plumbed into new tank system	\$5,000.00
Total approx. cost of above outlined work (Plus sales tax)	\$32,121.00*

The following costs are for installing 5 hp pumps in each of the existing wells by the Club House:

2 - 5 hp 50 gpm pumps using 3 phase 200 volt motors	\$5,200.00*
Approx. 240' - 2" PVC 80 Pump Pipe (120' in each well)	\$ 480.00
Approx. 8 - 2" Brass Pump Pipe Couplings	\$ 240.00
2 - 2" Brass Checkvalves	\$ 100.00
4 Sets of Pump Torque Stops	\$ 60.00

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified, accepted and to make no material change.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

# Proposal

Page \_\_\_\_\_ of \_\_\_\_\_ pages

**MOSER WELL DRILLING & SERVICE, INC**  
**P. O. BOX 308**  
**HICKMAN, NEBRASKA 68372-0308**  
**HICKMAN 792-02515 LINCOLN 477-7291 FAX 792-2922**

Approx. 150' of Trenching	\$ 188.00
Backhoe Usage	\$ 80.00
Plugging and abandoning old well	\$ 100.00
Trip and Labor (Close Approx.)	\$ 500.00
<b>Total Approx. cost (plus sales tax)</b>	<b>\$ 3,388.00</b>

My costs assume that the existing pump and pump pipe and wire that are inside the existing well will be reinstalled in the new well. If any of these items need replacing, this is extra cost.

Prices good 90 days

*Allen Moser*

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Jason 4466377

434-0467